

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – NOVEMBER 20, 2015
121 NORTH LASALLE STREET – ROOM 200**

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

**Jonathan Swain, Chairman
Sheila O’Grady
Blake Sercye
Sam Toia**

Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Swain, O’Grady, Sercye and Toia).

Motion to approve minutes from the October 16, 2015 regular meeting made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

Motion to approve the November 20, 2015 agenda made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

9:00 A.M.

425-15-S Zoning District: B2-3 Ward: 26
Applicant: La Casa Norte
Owner: same as applicant
Premises Affected: 3527-33 West North Avenue
Subject: Application for a special use to establish a five-story building with a community center on the ground floor and 25 dwelling units on floors two through five; nine, surface, parking spaces will be located in the rear.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

426-15-Z Zoning District: B2-3 Ward: 26
Applicant: La Casa Norte
Owner: same as applicant
Premises Affected: 3527-33 West North Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 0’ for a proposed five-story building with a community center on the ground floor and 25 dwelling units on floors two through five; nine, surface, parking spaces will be located in the rear.

Premises Affected: 415 West Huron Street
Subject: Application for a variation to eliminate the one, off-street, 10' x 25' loading berth for an existing, five-story, office building proposed to be converted into a five-unit, seven-story building with three, at-grade and three, below-grade, parking spaces.

Continued until February 19, 2016 at 2:00 PM.

436-15-S **Zoning District: B3-2** **Ward: 50**
Applicant: 6324-26 N. Western, LLC
Owner: Adrian Tudor
Premises Affected: 6324-46 North Western Avenue
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, O’Grady, and Sercye (Toia recused).

437-15-Z **Zoning District: RS-1** **Ward: 41**
Applicant: Morris and Elizabeth O’Riordan
Owner: same as applicant
Premises Affected: 7077 North McAlpin Avenue
Subject: Application for a variation to reduce the east side setback from 6' to 5.17' and to reduce the combined side setback from 18' to 11.17' for a proposed, two-story, single-family residence with a front, attached, one-car garage that is directly access from North McAlpin Avenue.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

438-15-Z **Zoning District: RS-1** **Ward: 41**
Applicant: Morris and Elizabeth O’Riordan
Owner: same as applicant
Premises Affected: 7077 North McAlpin Avenue
Subject: Application for a variation to reduce the quantity of off-street, accessory parking spaces from two to one for a proposed, two-story, single-family residence with a front, attached, one-car garage that is directly access from North McAlpin Avenue.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

439-15-Z **Zoning District: RS-3** **Ward: 47**
Applicant: Lindsay Zanders
Owner: same as applicant
Premises Affected: 4803 North Hoyne Avenue
Subject: Application for a variation to reduce the north side setback from 2' to 0.2' and to reduce the combined side setback from 5' to 2.64' for a proposed,

444-15-S **Zoning District: B3-2** **Ward: 2**
Applicant: Foot Smile Spa, LLC
Owner: 1509 W. Fullerton (Chicago), LLC
Premises Affected: 1513 West Fullerton Avenue
Subject: Application for a special use to establish a foot massage salon.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

445-15-Z **Zoning District: RS-3** **Ward: 47**
Applicant: Lawrence Gast and Rachel Holtzman
Owner: same as applicant
Premises Affected: 2449 West Eastwood Avenue
Subject: Application for a variation to increase the pre-existing floor area of 3,300 square feet by no more than 15% (316.25 square feet) for a proposed, rear, two-story addition to an existing, two-story, two-unit building which will be converted to a single-family residence.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

446-15-Z **Zoning District: RT-4** **Ward: 1**
Applicant: Scott Leff and Karen Russell
Owner: same as applicant
Premises Affected: 1840 West Thomas Street
Subject: Application for a variation to reduce the rear setback from 30.24’ to 2’; to reduce the west side setback from 2’ to 0.41’; and, to reduce the combined side setback from 4.8’ to 3.83’ for a proposed, rear, detached, two-car garage with a storage room and a roof deck which is accessed via an open stair exceeding 6’ in height; the existing, three-story, single-family residence will remain unchanged.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

447-15-Z **Zoning District: RS-3** **Ward: 35**
Applicant: Jose Enciso
Owner: same as applicant
Premises Affected: 3308 North Drake Avenue
Subject: Application for a variation to reduce the north side setback from 2’ to 0.6’ and to reduce the combined side setback from 5’ to 3.9’ for an existing, rear, two-story addition to an existing, two-story, single-family residence.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

448-15-Z **Zoning District: RM-5** **Ward: 44**
Applicant: 1045 Cornelia, LLC
Owner: same as applicant
Premises Affected: 1047 West Cornelia Avenue
Subject: Application for a variation to reduce the rear setback from 40.48' to 31.33' for a proposed, four-story, 16-unit building with a side, attached, six-car garage and a rear, detached, ten-car garage.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

449-15-Z **Zoning District: RM-5** **Ward: 43**
Applicant: Matrix-Chip Limited Partnership
Owner: same as applicant
Premises Affected: 2718 North Pine Grove Avenue
Subject: Application for a variation to reduce the rear setback from 35' to 22.83' and to reduce the north side setback from 2' to 0' for a proposed, two-story, open porch and stair above 6' which provides direct access to a proposed, rooftop deck on an existing, rear, detached, two-car garage; the existing, three-story, single-family residence will be renovated and remain.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

450-15-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Jaclyn and Tom Boras
Owner: same as applicant
Premises Affected: 1751 West Barry Avenue
Subject: Application for a variation to reduce the rear setback from 35' to 4'; to reduce the east side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 2.5' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6' in height, upon which will be located the rear yard open space; the existing, two-story, single-family residence will remain.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

451-15-S **Zoning District: M1-2** **Ward: 22**
Applicant: Victory House Chicago
Owner: Victor Temple Ministries
Premises Affected: 4017 West Ogden Avenue
Subject: Application for a special use to establish a 42-bed, transitional shelter.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

452-15-S **Zoning District: C2-2** **Ward: 8**
Applicant: Spencer Leak & Sons Funeral Home, Ltd.

457-15-S **Zoning District: RT-4** **Ward: 1**
Applicant: Montessori Magpie Child Service, Ltd.
Owner: Chicago Board of Education
Premises Affected: 936 North Ashland Avenue
Subject: Application for a special use to establish three, off-site, required, accessory, parking spaces to serve a proposed daycare, to be located at 835 North Ashland Avenue.
Motion to approve subject to the condition stated on the record made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

458-15-S **Zoning District: B3-1** **Ward: 13**
Applicant: Parth 13, Inc.
Owner: same as applicant
Premises Affected: 6501-49 South Cicero Avenue
Subject: Application for a special use to establish a 74-room hotel with 25 accessory, on-site, parking spaces.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

459-15-S **Zoning District: B3-1** **Ward: 13**
Applicant: CFT Developments, Inc.
Owner: Parth 13, Inc.
Premises Affected: 6501-49 South Cicero Avenue
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, O’Grady, and Sercye (Toia – recused).

CONTINUANCES

239-15-Z **Zoning District: DX-5** **Ward: 2**
Applicant: 755 N. Wells, LLC c/o Jenel Management Corporation
Owner: same as applicant
Premises Affected: 755 North Wells Street
Subject: Application for a variation to reduce the length of the off-street loading space from 10’ x 25’ x 14’ to 10’ x 20.58’ x 9’ for the proposed conversion of a ground floor parking garage into retail space in a three-story, commercial/retail building.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

326-15-Z **Zoning District: RM-4.5** **Ward: 43**
Applicant: 1829 N. Orchard, LLC c/o LG Construction
Owner: same as applicant
Premises Affected: 1829 North Orchard Street
Subject: Application for a variation to reduce the rear setback from 34.72' to 2.0'; to reduce the north side setback from 2.64' to 0.17'; to reduce the south side setback from 2.64' to 0.17'; and, to reduce the combined side setback from 6.6' to 0.34' for a proposed, rear, detached, three-car garage with a roof deck which exceeds 15' in height and is accessed via an open, exterior staircase greater than 6' above-grade.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

346-15-S **Zoning District: B1-3** **Ward: 5**
Applicant: Bijou Hair
Owner: Young Pate
Premises Affected: 2110 East 71st Street
Subject: Application for a special use to establish a hair braiding salon.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

390-15-S **Zoning District: B3-2** **Ward: 47**
Applicant: Aces Square, Inc./DBA Tigerlilie Salon
Owner: Azar and Damir Orucevic
Premises Affected: 4539 North Western Avenue
Subject: Application for a special use to establish a hair salon.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-0; yeas –Swain, O’Grady, Sercye and Toia.

ZONING BOARD OF APPEALS VOTE ONLY

301-15-S **Zoning District: B1-2** **Ward: 19**
Applicant: Kaiisha Dear
Owner: Jaclen and Jonathan Cole
Premises Affected: 2332 West 111th Street
Subject: Application for a special use to establish a beauty salon.
Motion to approve made at October 16, 2015 meeting by Flores.
Second by Sercye. 2-3; yeas – Flores and Sercye; nays – Swain, O’Grady and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, O’Grady, Sercye and Toia. Meeting went into closed session at 5:50 PM.

Motion to return to open session for voting made by Chairman. Second by O'Grady. Motion carried 4-0; yeas – Swain, O'Grady, Sercye and Toia. Meeting returned to open session at 6:32 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of October 16, 2015 made by the Chairman. Second by Sercye. Motion carried 4-0; yeas – Swain, O'Grady, Sercye and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, O'Grady, Sercye and Toia. Meeting adjourned at 6:41 PM.